



DOCHTER & ALEXANDER
RETAIL ADVISORS



2400 WISCONSIN AVE NW
WASHINGTON, DC | GLOVER PARK

Square Footage | 3,800 SF

Rent/Nets | Negotiable

Timing | Immediate

GLOVER PARK PROPERTY

CONTACT

David Dochter

202.971.8989 | david@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

Loren Marx

301.312.9626 | loren@dochalex.com

HIGHLIGHTS

- Second generation restaurant opportunity, boasting patio seating and a prime central location in DC's affluent Glover Park neighborhood
- Steps from the Glover Park Whole Foods and Trader Joes
- Surrounded by strong income demographics and strong retail co-tenancy, including Xiquet by Danny Lledó, a Michelin Star restaurant

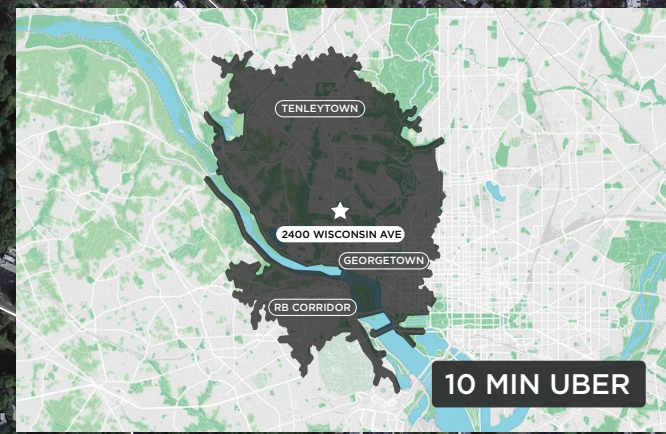
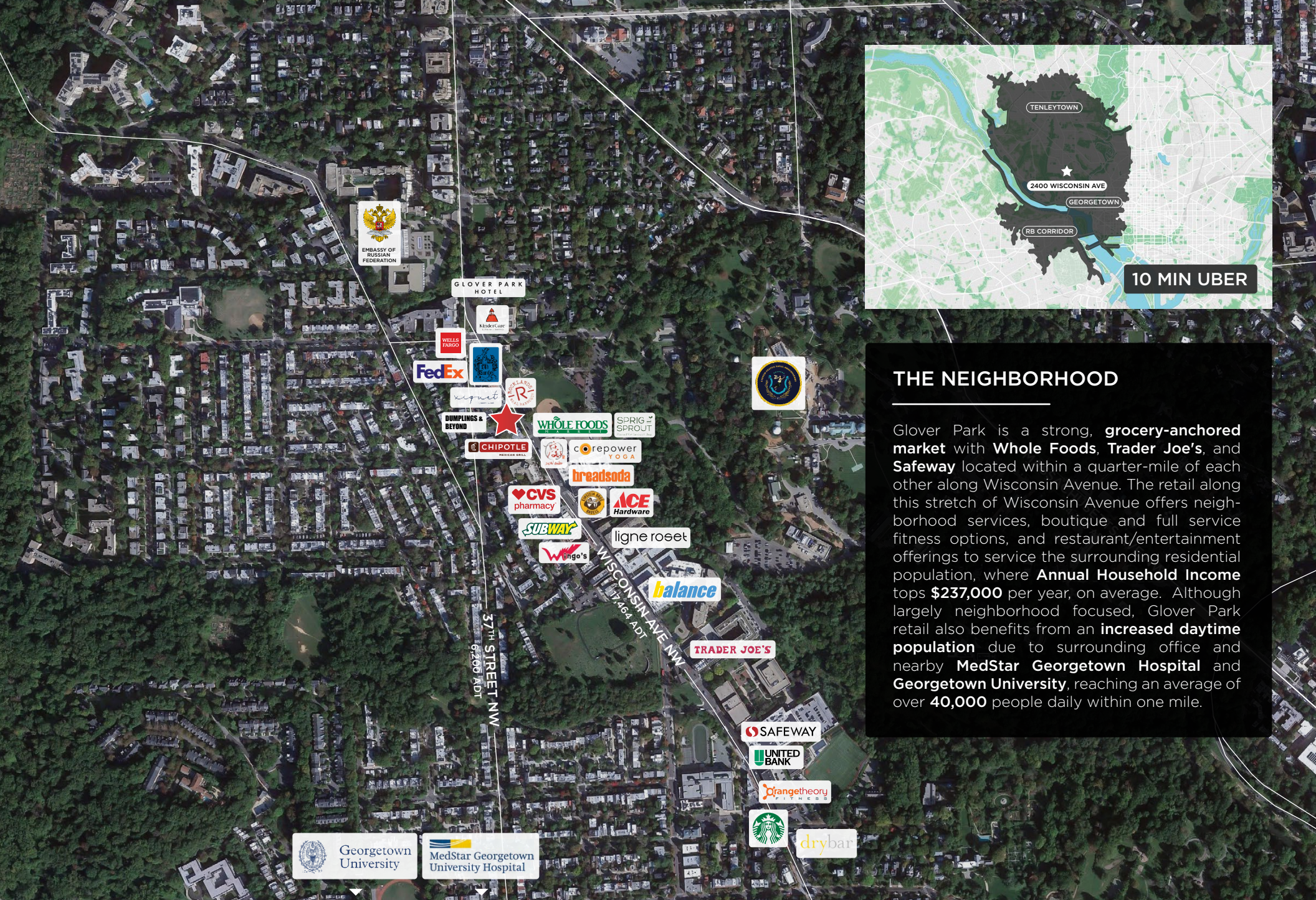
NEARBY TENANTS



TRADER JOE'S

balance gym





THE NEIGHBORHOOD

Glover Park is a strong, **grocery-anchored market** with **Whole Foods**, **Trader Joe's**, and **Safeway** located within a quarter-mile of each other along Wisconsin Avenue. The retail along this stretch of Wisconsin Avenue offers neighborhood services, boutique and full service fitness options, and restaurant/entertainment offerings to service the surrounding residential population, where **Annual Household Income** tops **\$237,000** per year, on average. Although largely neighborhood focused, Glover Park retail also benefits from an **increased daytime population** due to surrounding office and nearby **MedStar Georgetown Hospital** and **Georgetown University**, reaching an average of over **40,000** people daily within one mile.

2400 Wisconsin Ave NW
Washington, DC

FLOORPLAN



SPECS

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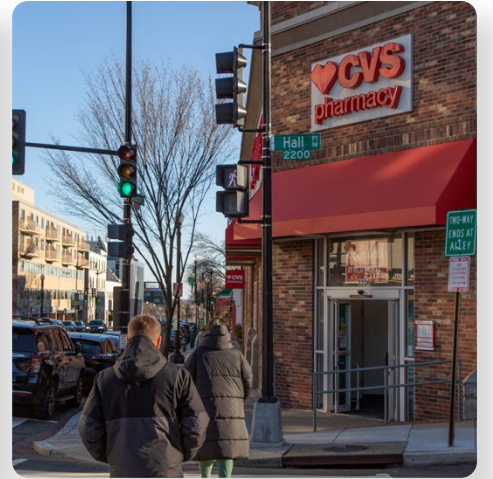
DOCHALEX.COM

2400 Wisconsin Ave NW
Washington, DC

INTERIOR PHOTOS



2400 Wisconsin Ave NW
Washington, DC



GEORGETOWN STUDENTS
GRADUATE AND UNDERGRADUATE STUDENTS

20,984

UNIVERSITY EMPLOYEES
GEORGETOWN UNIVERSITY AND HOSPITAL

7,000

AVERAGE HOUSEHOLD INCOME
WITHIN .25 MILES

\$178,689

DEMOGRAPHICS	.25 Miles	.5 Miles	1 Mile
POPULATION	3,854	10,828	32,242
AVERAGE HOUSEHOLD INCOME	\$178,689	\$197,805	\$208,541
ANNUAL FOOD AWAY FROM HOME AVG	\$6,551	\$7,273	\$7,595
DAYTIME POPULATION	4,092	8,483	36,038
BACHELOR'S DEGREE +	89.52%	90.15%	90.55%